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HISTORIC EVALUATION &

SEBASTOPOL LIBRARY

MARCH 4, 1975

SONOMA CO. LIBRARY

Prepared by

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SONOMA CO. LIBRARY

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INTRODUCTION

This report addresses the historic characteristics of the 1916 Carnegie Library in Sebastopol, California. The building is proposed to be demolished so that a new, larger regional library may be constructed on the site. The Library Board has made a determination that the building as it presently exists is inadequate for library purposes and is not properly designed for the efficient carrying out of library functions.

The report does not attempt to state conclusions as much as it strives to document the building in its historical and/or landmark perspective⁴ in relation to recognized criteria for designation of historic sties or landmarks.

While environmental quality is most often thought of in terms of clean air, pure water resources, scenic vistas and other environmental attributes of a physical nature, cultural and social values also make up part of the environment. While no natural environmental resources appear to be threatened by the demolition of the building, maintenance of historical heritage and community identity is a legitimate environmental concern. This is underscored by specific reference in the California Environmental Quality Act, which states:

Section 21000(b): "it is necessary to provide a high quality environment that at all times is healthful and pleasing to the senses and intellect of man," and

Section 21001(b): "The legislature further finds and declares that it is the policy of the State to...take all action necessary to provide the people of the State with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise."

In order to assess the potential historic significance of the

property, the building was reviewed in several different perspectives. These included a review of the property relative to State and National criteria for historic designation and preservation and an assessment of the building as a potential local landmark regardless of its historical qualifications. Historic evaluation criteria are found in Appendix 1. Specific investigation attempted to determine the following:

1. Whether or not the building is uniquely representative of Sebastopol, portraying clearly the heritage and identity of the community.
2. Whether or not any historic personages or events have been closely associated with the building.
3. Whether or not the structure is a significant example of architecture valuable for future study - an architectural gem.
4. Whether or not the building is an integral part of a district composed of other buildings and sites that is especially representative of Sebastopol or Sebastopol's history.
5. Whether or not the structure is a first, only, or last remaining example of a type of architecture or a type of building in the region, regardless of the architectural quality of the building.
6. Whether or not the structure is a critical component in the design and scale relationships of downtown Sebastopol; whether its removal would create a void that could not be filled.
7. Whether or not the citizens of Sebastopol, including persons with expressed historical interests and other residents selected at random, perceive of the structure as an

important landmark regardless of degree of historical significance or insignificance.

In viewing all of these variables, the report attempts not to editorialize or to reach specific conclusions regarding the degree of historical significance of the building. It focuses instead on presenting the facts as objectively as possible so that the reader may draw his or her own conclusions. In the event that evidence should be interpreted to indicate that the building does have special historic value and significance and if plans were pursued to remove the building, then an environmental impact report would have to be prepared. Should the building be found not to have significant historic quality, then, on the basis of information contained in this report, a negative declaration could be issued, assuming all other environmental factors were minimally affected.

PROPOSED ACTION

The "project" is defined as the demolition of the existing Carnegie Library building and construction of a new 10,000 square foot Sebastopol Library on one floor for improved management and convenience to the using public. In addition to a normal stock of reading and research materials, the Library would serve as a repository for historical documents - books, photos, and manuscripts - that would be catalogued, preserved, and available for research. The adjacent public parking lot would serve library users. Design of the facility would focus on aesthetic compatibility, functional efficiency, and energy conservation.

In developing the "program" for the new library, the Library Board considered several alternative sites and, based on their criteria, selected the site of the existing library as the most appropriate location for the new facility. Among many reasons for this determination were the size of the site, adjacency to City Hall, present public ownership, adjacency to public parking, and central location in the population service area. Alternative approaches to the use of the site were also considered, including the possibility of refurbishing and maintaining the existing library facility, while adding additional space to the rear of the building. Subsequently, some citizens have expressed their fondness for the old building and their hope that it could be retained, even if it had to be partially or wholly converted to another related public use, such as a museum.

Sebastopol is in seismic zone 3, where the most severe building design restrictions are applicable to prevent earthquake damage, particularly in buildings used by the public. The 1916 Carnegie Library building is constructed of stucco covered unreinforced brick bonded by lime mortar. Joists are not attached to the wall, and high windows around the perimeter of the building make it potentially susceptible to severe damage or even struc-

tural failure in the event of a major earthquake. The potential degree of severity of an earthquake in Sebastopol has not been documented nor is it known when a major earthquake would be likely to occur; however, geologists and seismologists, in making recommendations for safe structural design, usually use a rather extended time scale - perhaps hundreds of years - for purposes of planning for public safety.

Following the 1969 earthquake, the Sebastopol City Council adopted Council Policy #11, in which an area was mapped wherein buildings had to be brought up to structurally safe standards. The library and the City Hall were not in this mapped area; however, the City Council is under an obvious moral and legal obligation to enforce its own policy in public buildings it owns and where it has been demonstrated that such buildings are unsafe. In order to have a precise determination of the structural condition of the building and costs that would be required to bring it to safe standards, the City contracted with John E. Brown and Associates, structural engineers, to survey the building in late 1974, and findings were received by letter report attached as Appendix 2 to this study. The report concluded that substantial work would have to be done to provide the necessary structural reinforcement at a cost of approximately \$140,000.

Because of the cost involved, it has been deemed impractical to try to save the library, either for conversion to an alternate public use such as a museum or to serve partially or wholly as a component of the expanded library on the site. Potential high costs of restoration relieve the City Council of responsibility to preserve the building unless research should indicate that there are significant and compelling reasons from an historical/cultural standpoint to warrant the expenditure of additional public funds to achieve conservation objectives either as a matter of law (per the National Historic Preservation Act of 1966) or as the result of a public mandate.

The purpose of this report is to try to determine whether or not significant and compelling evidence exists that would indicate that the building has substantial historical/cultural value and to clearly identify such historical attributes as a partial basis for public policy determinations on its ultimate disposition.

HISTORIC EVALUATION

The next seven subsections of this report address the seven determinations described in the introduction in order to present evidence supporting or not supporting the potential historic significance of the building and to present similar evidence concerning its "value" to the citizens of Sebastopol regardless of degree of historic significance.

Subsections 1 through 5 relate to State and National criteria for historic designation and preservation. Even if the building should be deemed to fulfill one or more of these criteria, the degree of significance of the building in its historic context would still have to be established. Subsections 6 and 7 do not deal with criteria as such, but rather with urban design concepts and local perceptions, and therefore serve principally to convey information to local decision makers and to provide feedback to the public.

1. Could the building be considered uniquely representative of Sebastopol, portraying clearly the heritage and identity of the community?

Background - In September, 1871, a map of Sebastopol, identifying 45 parcel ownerships, was filed in the Office of the Sonoma County Recorder. Map 1 on the following page indicates that parcel 4 was publicly owned and improved with a schoolhouse. According to Mr. Ed Trigiero, a native of Sebastopol with extensive knowledge of Sebastopol history, the schoolhouse later became converted in function and renamed Lincoln Hall, where for many years it served as a center of community social and cultural activity. That building, long since demolished, occupied the area of the lawn to the rear of the existing library. Portions of the building were relocated to the Bodega Road frontage and were used for a period of time as the community's first City Hall. The Carnegie Library was constructed 45 years after the original mapping of parcel 4.

It would seem reasonable to conclude on the basis of the original map and subsequent community activities occurring at that location that parcel 4 is significant in the context of Sebastopol's history and that the community could view it as "hallowed ground" that should be perpetually kept in public use. This is consistent with its present use for a City Hall and a library, with appurtenant landscaping. However, no evidence of the original building remains on the site. Should the original building have been retained to the present day, that building could probably be deemed historically authentic and possibly significant in a regional context. It would be uniquely representative of Sebastopol's early history.

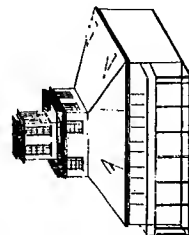
Since the original building no longer exists, we direct our attention to the existing building on a site that has historic quality. Does the site impart to the building any of this historic quality, thus making the replacement building uniquely representative? We believe that far greater historic signifi-

MAP of SABASTOPOL

occupying fractional 3/4 of Section 33 Township 10 N
R 1 X W Monte Diablo Mts. and all of the 3/4 of the same
Section not held by Anagnin Cavalier as a Homestead.

I hereby certify that this is a true and correct copy of the map of the
above described land as shown by the Survey of the same made by the
Surveyor General of the Territory of New Mexico.
Witness my hand and seal at Santa Fe, New Mexico
this 10th day of July 1883
Surveyor General

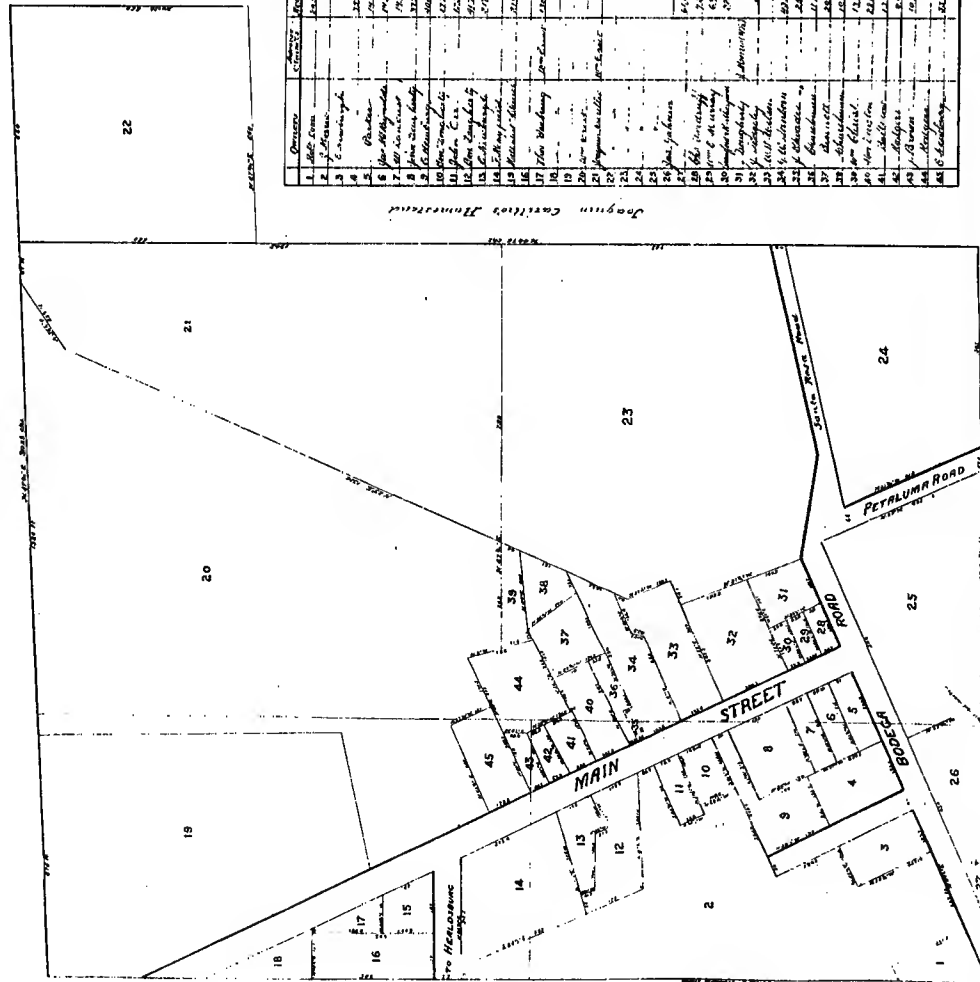
Original Map on file at
Santa Fe, N. M.



MAP 1

Filed in the Office of the Register of the County of Santa Fe
at Santa Fe, New Mexico, this 10th day of July 1883
W. H. Bond
County Register

Lithographed from original by Tom Middleton 1971



Owner	Acres	Area	Area	Remarks
1. M. J. Evans	12.50	12.50	12.50	Drainage
2. J. Evans	12.50	12.50	12.50	Fence
3. Evans	12.50	12.50	12.50	Drainage
4. Evans	12.50	12.50	12.50	Drainage
5. Evans	12.50	12.50	12.50	Drainage
6. Evans	12.50	12.50	12.50	Drainage
7. Evans	12.50	12.50	12.50	Drainage
8. Evans	12.50	12.50	12.50	Drainage
9. Evans	12.50	12.50	12.50	Drainage
10. Evans	12.50	12.50	12.50	Drainage
11. Evans	12.50	12.50	12.50	Drainage
12. Evans	12.50	12.50	12.50	Drainage
13. Evans	12.50	12.50	12.50	Drainage
14. Evans	12.50	12.50	12.50	Drainage
15. Evans	12.50	12.50	12.50	Drainage
16. Evans	12.50	12.50	12.50	Drainage
17. Evans	12.50	12.50	12.50	Drainage
18. Evans	12.50	12.50	12.50	Drainage
19. Evans	12.50	12.50	12.50	Drainage
20. Evans	12.50	12.50	12.50	Drainage
21. Evans	12.50	12.50	12.50	Drainage
22. Evans	12.50	12.50	12.50	Drainage
23. Evans	12.50	12.50	12.50	Drainage
24. Evans	12.50	12.50	12.50	Drainage
25. Evans	12.50	12.50	12.50	Drainage
26. Evans	12.50	12.50	12.50	Drainage
27. Evans	12.50	12.50	12.50	Drainage
28. Evans	12.50	12.50	12.50	Drainage
29. Evans	12.50	12.50	12.50	Drainage
30. Evans	12.50	12.50	12.50	Drainage
31. Evans	12.50	12.50	12.50	Drainage
32. Evans	12.50	12.50	12.50	Drainage
33. Evans	12.50	12.50	12.50	Drainage
34. Evans	12.50	12.50	12.50	Drainage
35. Evans	12.50	12.50	12.50	Drainage
36. Evans	12.50	12.50	12.50	Drainage
37. Evans	12.50	12.50	12.50	Drainage
38. Evans	12.50	12.50	12.50	Drainage
39. Evans	12.50	12.50	12.50	Drainage
40. Evans	12.50	12.50	12.50	Drainage
41. Evans	12.50	12.50	12.50	Drainage
42. Evans	12.50	12.50	12.50	Drainage
43. Evans	12.50	12.50	12.50	Drainage
44. Evans	12.50	12.50	12.50	Drainage
45. Evans	12.50	12.50	12.50	Drainage

cance is attributable to an original building on an historic site than to a structure built later, unless that structure possesses its own special architectural characteristics or has been associated with historic personages or events. We can find no rationale to tie the newer building together with the old site in an historic context. The site could be considered more significant because it was the location of the first schoolhouse in Sebastopol, and not because a library was subsequently built there.

Sebastopol Character - Definition of the "heritage and identity" of a community is a subjective thing at best unless that community has been in the mainstream of significant historic events (such as Sonoma) or possesses a uniform and distinctive physical or architectural quality (such as the hills and Victorian townhouse areas of San Francisco). In Sebastopol, an attempt was made earlier to define the "Sebastopol character". A study was undertaken by Williams and Knight, architects, (see Appendix 3) to determine what design themes should be considered to reflect the quality and character of the area adjoining the old railroad depot. Their report notes that their comments and analysis could be applied to the whole central portion of the City. It was reported that they found "little relationship between the architectural styles" of buildings in the remote surrounding area that could be identified as thematic or typical. Consistent characteristics identified relate more to the siting and scale of buildings than to the architecture of buildings themselves:

1. "The buildings are small and easily relate to a human being.
2. "The detailing is quite varied and interesting. While no extraordinary examples of popular antiquated styles are found, a strong tie to the past is felt in the area (especially in the old houses and the buildings along Main Street to the north).
3. "Colors are muted, and materials are common to the region.

(Pure colors are rarely seen.)

4. "The buildings relate to pedestrian traffic and auto access is inconspicuous and generally toward the rear of buildings. Buildings face streets and sidewalks rather than parking lots.

5. "Although building setbacks are small and landscaping is minimal at present, there is a feeling of openness and space derived from the wide streets and small, low buildings. (Taller buildings would greatly affect this feeling.)

6. "Building shapes are varied, materials are varied, and even though individual designs are not architecturally exciting, the overall feeling is pleasant and with interest. Pitched roofs may play a large part in producing this feeling in this particular area."

The report goes on to conclude that there is no dominant architectural style and that the "character as described above seems to be based on variety and imagination..."

It would appear, then, that there are no clearly definable qualitative or quantitative indices for measurement of the heritage and identity of the community.

Community Perception - In order to test the conclusions of the architectural consultants, a number of community and area residents were contacted with a request that they freely express their feelings about how the library related to the heritage and identity of the community (and the immediate downtown area), so that some key words or phrases could be developed to define what it is that apparently makes the library as it presently exists important in the consciousness of some of the residents of the community. The persons contacted are listed in the back of this report; most of them have acknowledged a concern about preservation of the history and identity of Sebastopol and were deemed to be probably the most aware of Sebastopol's qualities and the relationship of the library to the character of the community.

The 10 citizens who expressed their opinions indicated a greater concern over the quality of a new building and its relationship to the character of Sebastopol than for the existing structure

and its contribution to the character of the area and the community. One respondent declared that "it is the last building of its type in Sebastopol, and there is none other like it", while another concluded that it is a "nice little old building, not an eyesore." At the same time, respondents expressed concerns as follows:

"Don't want a concrete and glass monstrosity."

"The new building should not be elaborate. It should be informal and feel homey."

"We are a little old city, and we should not modernize overnight."

"The new building should reflect...small town appearance."

"Save the tree and the setback."

It is acknowledged by the writer that the questions asked and the responses were unstructured and very subjective, and the writer assumes full responsibility for the interpretation of the responses. Nevertheless, responses by residents indicate that it is not the building itself but the scale and siting of the building - the qualities constituting the "Sebastopol character" as defined by Williams and Knight - that cause people to relate to it in the context of their small town.

It appears that the building is representative of Sebastopol and portrays the identity of the community. It is a small building with clean lines; its color is muted and, consistent with much of the area in which it is located, its setbacks and landscaping convey a sense of spaciousness. The same must be said for many if not most other buildings in Sebastopol, because collectively they give the community its character. Therefore, evidence would not indicate that the building is uniquely representative or that it can be singled out as being especially valuable in the portrayal of Sebastopol's heritage. The response of interested citizens contacted during the course of this study indicates that a new building, properly designed and sited, could be equally effective in maintaining the small town feeling in the area.

2. Have any historic personages or events been closely associated with the building?

The site must certainly have been associated with events that could be defined as historic in the context of Sebastopol's local history. However, a review of newspaper files and inquiries made of citizens knowledgeable about Sebastopol's historic past reveals no evidence of any historic events occurring at or in connection with the library and no evidence of close association with the library by any historic persons. Opinion was mixed on whether or not Luther Burbank used the facility and nothing was found to suggest that the eccentric genius was closely associated with the building or its function.

basement - and exterior steps were to lead up to the main floor. Because of increased pressure for library space in the post war years, most of the basement areas are now used for book storage and reading rooms. This "typical" Carnegie plan has been followed in most of the libraries in and around Sonoma County and has been found to present many difficulties from an operating and management standpoint because of the separation on two floors of related library functions.

SONOMA COUNTY

Sebastopol - The library is located at 7140 Bodega Avenue. Built in 1916, it is a stucco covered, typical two-story brick structure - main floor plus basement - designed in a subdued neo-classic style. See Appendix 4, letter dated February 20, 1974, from Wesley D. Vail, Senior Planner, Sonoma County Planning Department. The Sebastopol library is the smallest of the libraries inventoried. It is described as unsatisfactory for continued library use and is proposed to be removed to make way for a new library.

Sonoma - This Carnegie Library is located on Sonoma's historic square in a spacious, landscaped setting. Constructed of brick in 1911, it too has the typical characteristics of most small Carnegie libraries - main floor over basement. While the building is considered outdated as a public library, it will probably remain in use until a new library can be built in another location.

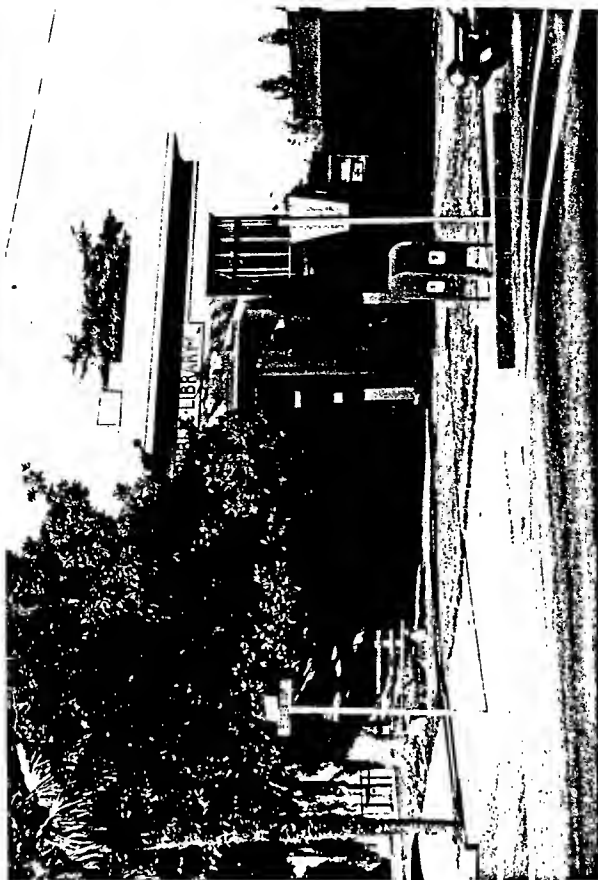
Healdsburg - Located at the corner of Matheson and Fitch streets, the building was constructed in 1909. The architecture is fairly ornate neo-classic. The structure is in good condition and has been recently remodeled inside. It is still actively used as a library, although a new library on another site is desired.

Petaluma - The building was constructed in 1903 at the corner of Fourth and B streets. The design is elaborate neo-classic and features Corinthian columns and a leaded glass dome. The City of Petaluma has passed an ordinance to protect the building because of its distinctive architectural landmark characteristics, and its continued use as a full public library is probable until recently authorized bond funds can be allocated to construction of a new facility.

Sebastopol

Sebastopol

Sebastopol

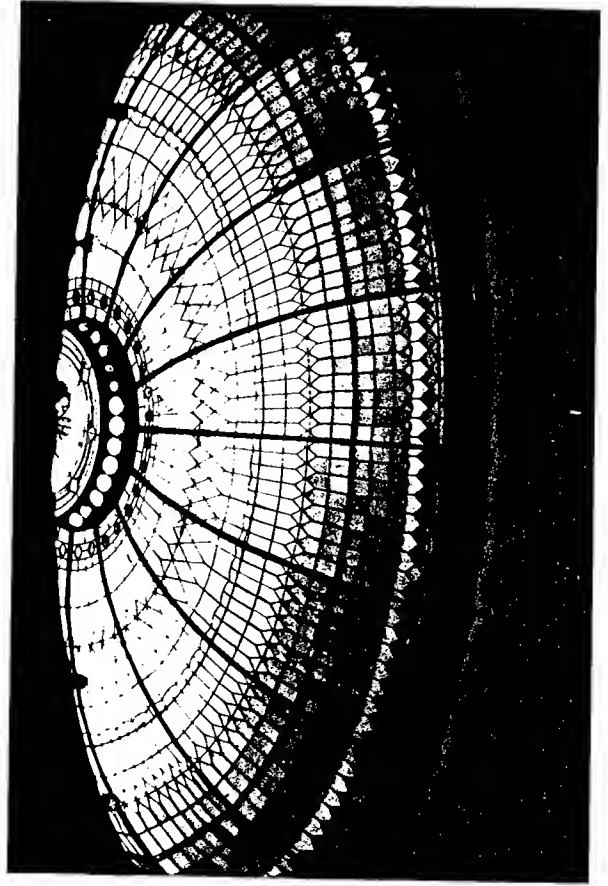
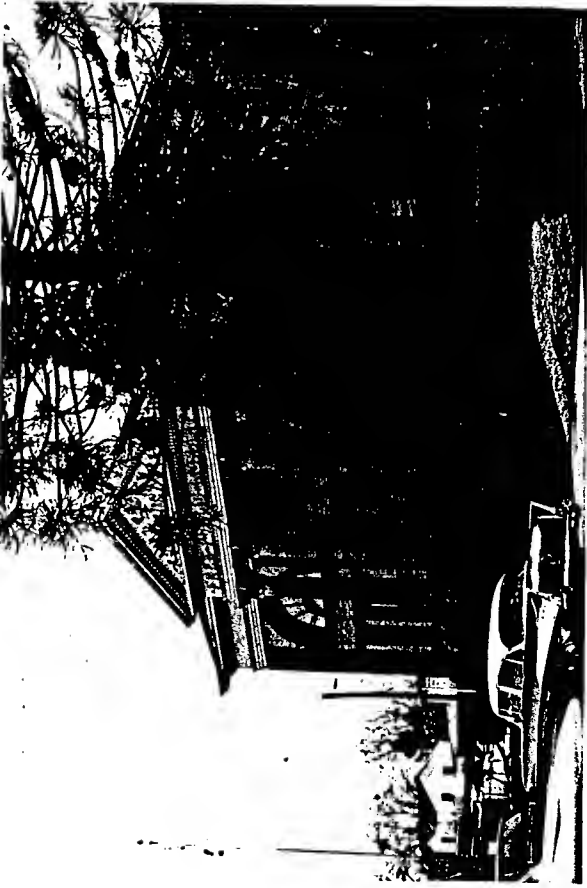




Sonoma

Sonoma

Healdsburg



Petaluma

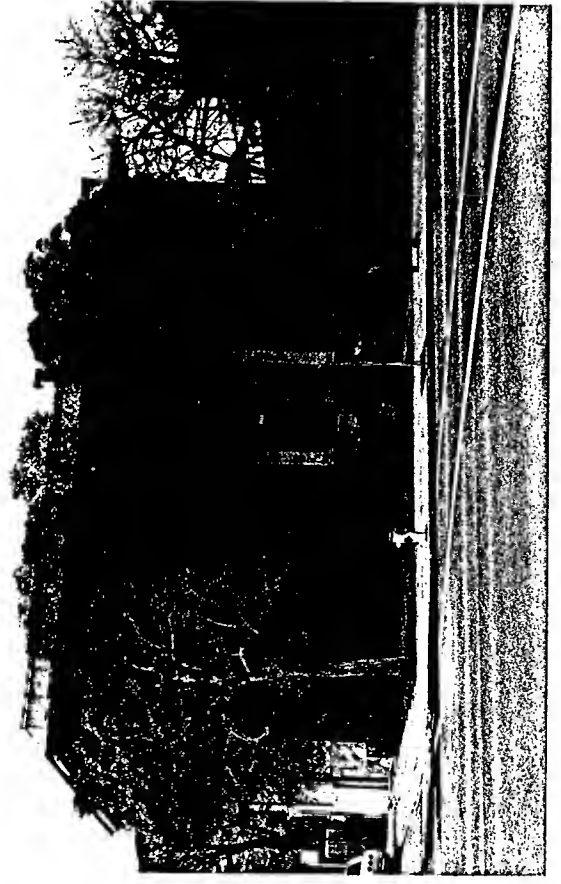
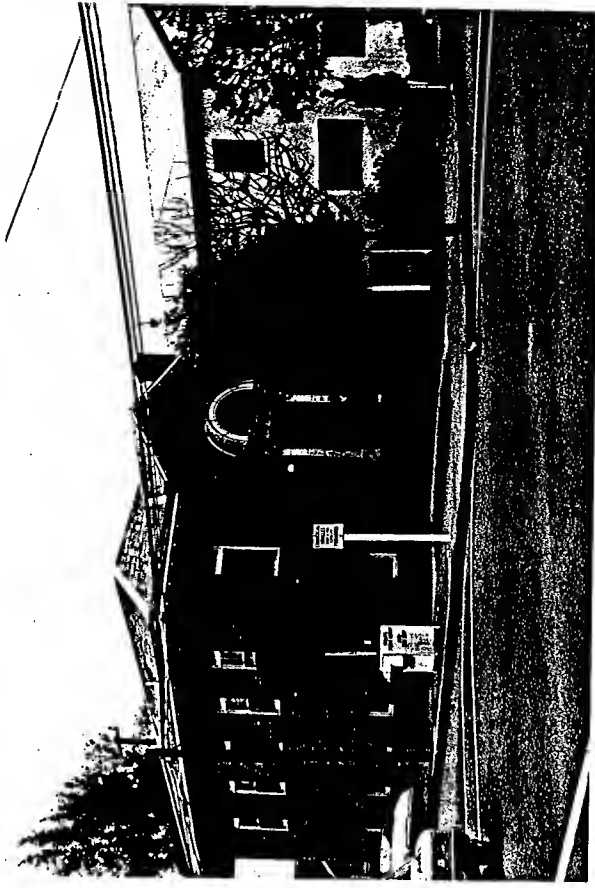
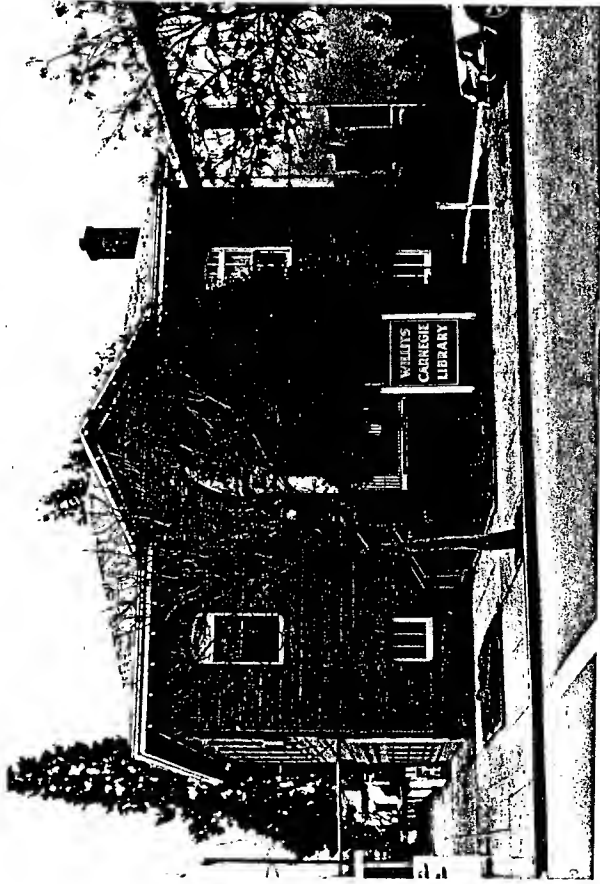
Petaluma (column)

Petaluma (glass dome)

MENDOCINO COUNTY

Ukiah - Located at 320 State Street, the structure, built in 1914, has been abandoned. The property is for sale.

Willits - The building is located at 85 East Commercial Street in the vicinity of City Hall and the Police and Fire departments. Constructed of brick in 1912, the building presents a clean appearance with modest ornamentation and the typical main floor over basement Carnegie Library floor plan. The library is expected to remain in use into the indefinite future.



Willits

Willits

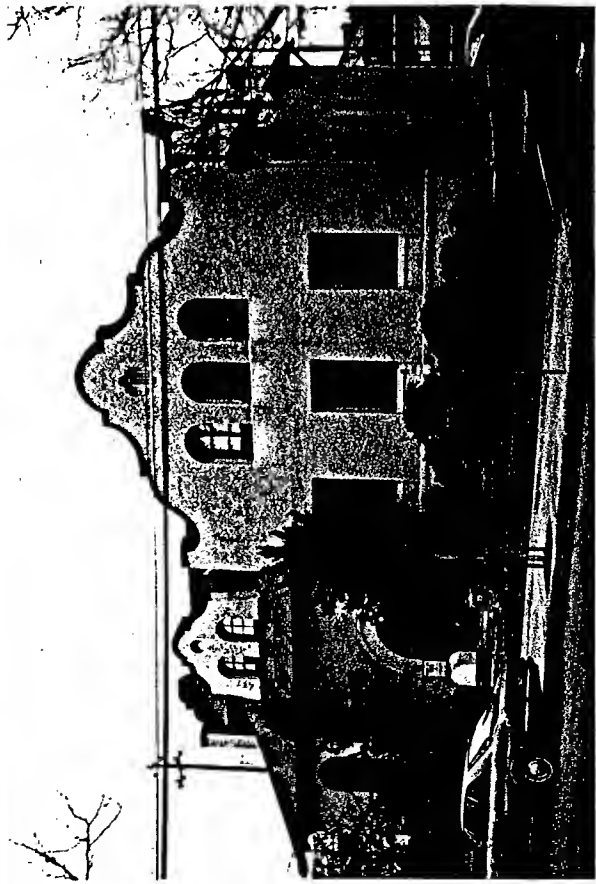
Ukiah

NAPA COUNTY

St. Helena - This library at 1360 Oak Avenue is a two-story stucco structure in the "mission" style of architecture. Built in 1907, the building varies in floor layout from the typical Carnegie plan. Library use of the building is intended to be phased out.

LAKE COUNTY

Lakeport - The County Library is located at 200 Park Street. It is a typical Carnegie type of structure with little ornamentation, constructed of stucco covered brick in 1917. Lake County Librarian Steve Cline advises that plans for the construction of a new library to replace the outdated facility are being pursued.



St. Helena

St. Helena

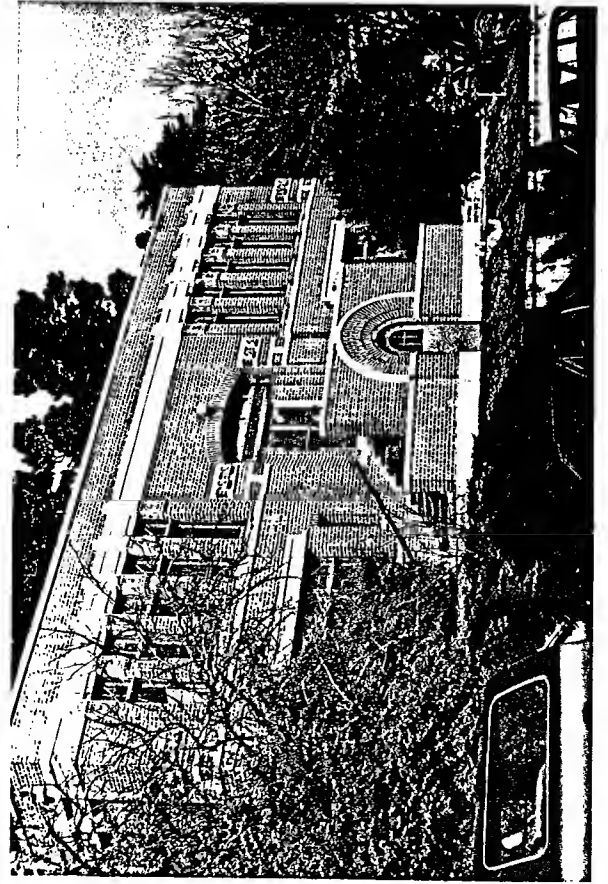
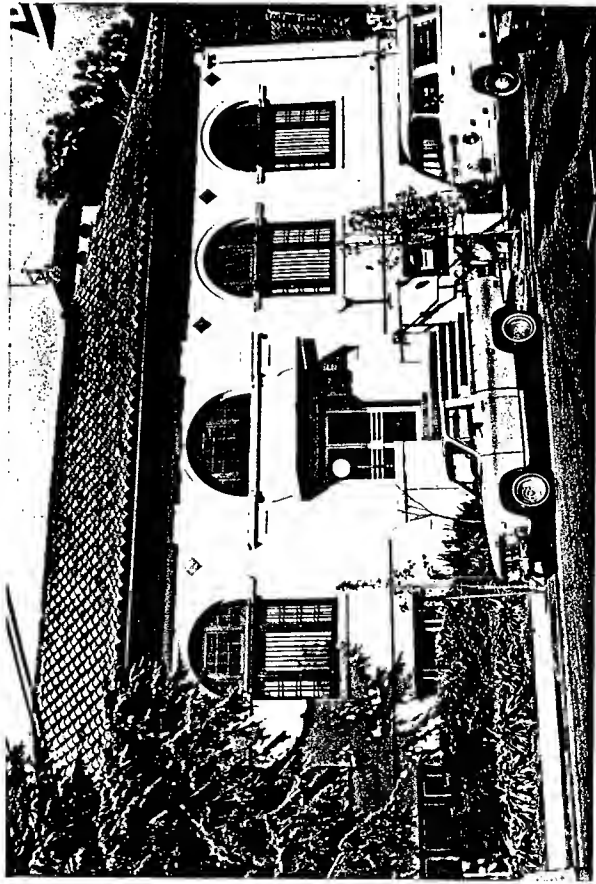
Lakeport

MARIN COUNTY

San Anselmo - Located at 110 Turstead Avenue, the 1914 structure has been remodeled and added onto. The building follows the typical Carnegie design approach. It is expected to continue in use as a library.

San Rafael - The library is located at 1100 E Street. The structure, built in 1904, has been extensively remodeled and added onto; the size has more than tripled. It is anticipated that the building will continue to be used as a library for many years.

Mill Valley - This structure is located on Lovell Avenue and is for sale. Built in 1910 of brick, it follows the typical design guidelines of the Carnegie Corporation.



San Anselmo

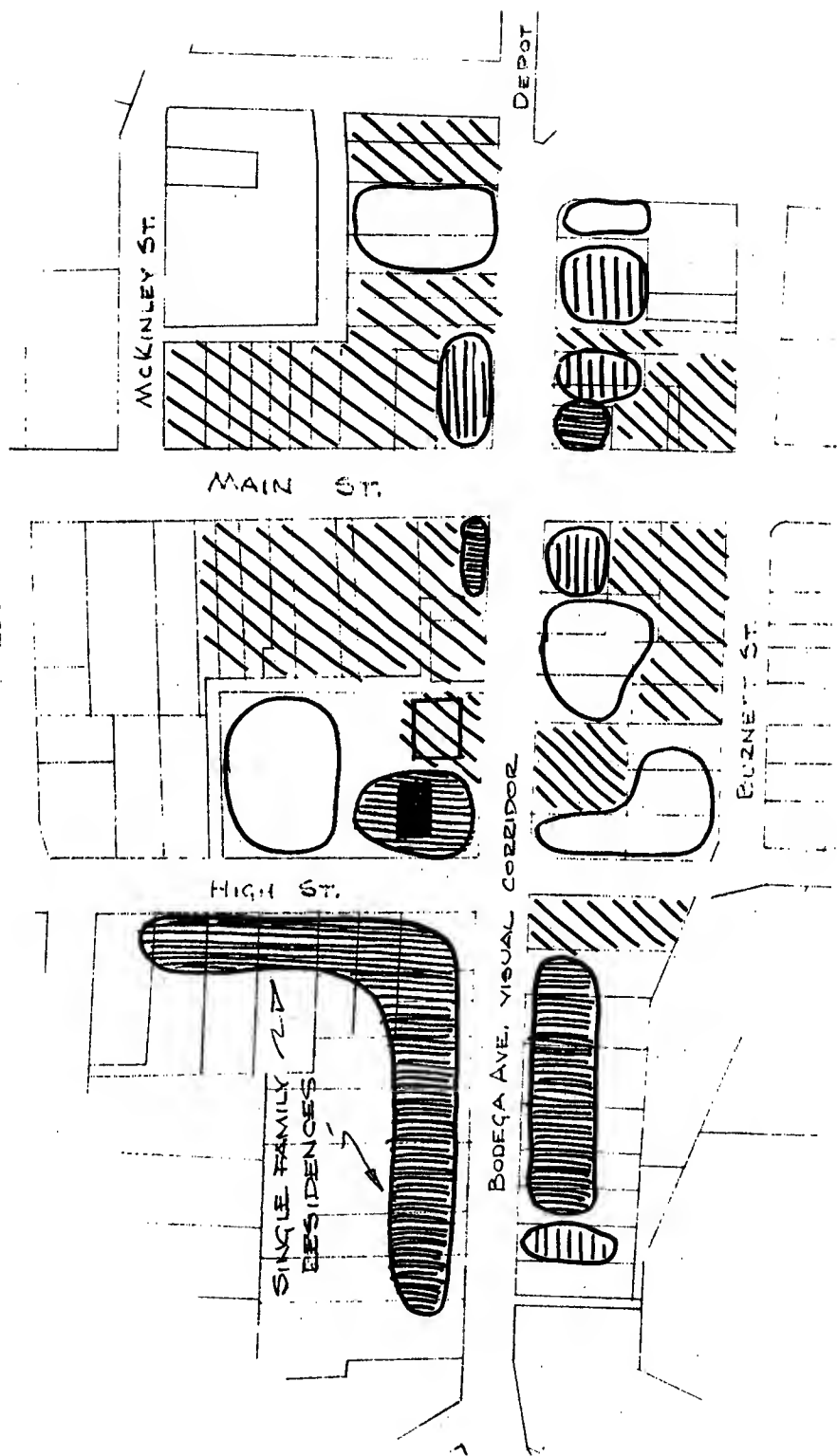
San Rafael

Mill Valley





4. Is the building an integral part of a district composed of other buildings and sites that is especially representative of Sebastopol or Sebastopol's history?

This question focuses on the degree of change that has occurred or is occurring in the district in which the building is situated. In an old, stable district that has remained the same for decades, removal of older buildings and intrusion by newer buildings clearly alters the character of the district and, if that district is old enough to qualify as historical, then such intrusion, where it encroached upon or caused the removal of key buildings, would have to be considered adverse.

The building is an integral part of the district in which it is located by virtue of its very existence. Is the district especially representative of Sebastopol or Sebastopol's history? We must conclude that, despite the original subdivision of the area in 1871 and the retention of much of the early lotting pattern, substantial changes have occurred and are continuing to occur that make the district inoperative in an historic context. City Hall has just been remodeled. Numerous parking lots exist across the street, breaking up any potential continuity of building and land forms. Modern new commercial buildings are visible one block to the east, and even more changes are projected in the commercial portion of downtown. Some residential structures on North High Street have been converted to shops and offices. If a continuum of old buildings still existed, then there would be a potential for bringing back the quality of the district, of which the library could be a part; however, so many buildings have been removed or are being altered that it appears that this opportunity has been lost. Map 2 on the following page contains brief notations indicating the destabilizing changes that have been occurring in the area.



MAP 2 - AREA CHARACTER

- | | | |
|---------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------|
|  | CHARACTER GIVERS | - BUILDINGS AND SPACES THAT ARE OLD, USUALLY NOT ORNATE, SUBTLED COLORS, HUMAN / PEDESTRIAN SCALE RELATED, COMFORTABLE, HOMEY |
|  | NEW BUILDINGS | - EXPRESS INDIVIDUAL ARCHITECTURE AND MODERN BUILDING REQUIREMENTS |
|  | OTHER BUILDINGS | - INCLUDING REMODELS, CONVERSIONS, SHEDS, ETC. MAY BE INDIVIDUALLY ATTRACTIVE BUT DO NOT CONVEY CHARACTER |
|  | GAPS & VOIDS | - PARKING LOTS |

5. Is the structure a first, only, or last remaining example of a type of architecture or a type of building in the region, regardless of the architectural quality of the building?

The building may be the last of its type in Sebastopol as no others that duplicate or closely approximate it have been observed in the area. The setting and scale of the building is consistent with similar characteristics of other developed areas of the community; those aspects are identifiable but not unique.

Discussion under subsection 3 above, along with photographic comparisons of other Carnegie libraries in the region, would indicate that other Carnegie libraries will continue to exist into the indefinite future and that some of these libraries are rather fine architectural examples in their own right in contrast to the pleasingly ordinary nature of the Sebastopol library. Therefore, while we must conclude that the library has "one of a kind" significance in the local community, it does not fulfill regional evaluation criteria.

6. Is the structure a critical component in the design and scale relationships of downtown Sebastopol; would its removal create a void that could not be filled?

With reference to subsection 1 above and the definition of "Sebastopol's character", it would appear that removal and nonreplacement of the building would create an undesirable void or that removal of the building and replacement by an "architectural monstrosity" would create a different kind of void. However, residents' opinions indicate that filling of a void created by the removal of the building could feasibly be accomplished within the context of current architectural practice and that no unique situation exists here that would mandate the retention of the building to avoid major disruption of design and scale in the area.

7. Do the citizens of Sebastopol, including persons with expressed historical interests and other residents selected at random perceive of the structure as an important landmark regardless of the degree of historical significance or insignificance?

In addition to telephone and personal contacts with persons whose names appear in the back of this report, a street corner survey was taken of Sebastopol residents encountered in the downtown area to elicit their responses to the proposed demolition of the library and to try to ascertain their perceptions of the building. The results of 27 completed questionnaires are tabulated on the following page. Many other contacts were made where the respondent was not a resident of the City, did not want to reply, was unaware of the library, or was unable to relate to the question. While those nonresponses would be statistically valid in a sample survey, they have not been tabulated. Therefore, the sampling is biased inasmuch as it reflects only the responses of residents who are aware of the library and who have some feelings toward it. This is alright, since we are not trying to prove or disprove the degree of citizen interest in the library but are only trying to define what the feelings are where they exist.

44% of the respondents were frequent users of the library, while 41% were infrequent users. 15% indicated that they never use the library. Extent of use is tabulated in separate columns.

The first series of questions dealt with the respondents' perception of the library. Could the respondent describe the building and grounds and identify specific features? Some of the respondents could not provide any description, while others simply defined the building and its surroundings as "old". This was considered to be "nominal perception" of the facility. Others were able to quite accurately identify features such as color, texture, landscaping, setback, and so forth. Those responses were tabulated as "substantial perception" of the

SEBASTOPOL LIBRARY
PUBLIC EVALUATION SURVEY

	All Responses 100%	Frequent Use 44%	Infrequent Use 41%	Never Use 15%
Perception of Building				
Substantial	33	33	45	0
Nominal	67	67	55	100
Rating of Attractiveness				
Poor	19	25	20	0
Fair	48	50	40	67
Good	33	25	40	33
Historic Evaluation				
Historic	55	37	63	75
Maybe	10	26	0	0
Not Historic	35	37	37	25
Disposition				
OK to Remove	41	33	54	25
Try to Save if feasible	33	50	18	25
Save at All Costs	26	17	28	50

facility. Predictably, frequent and infrequent users of the library were more able to describe it, and the perception of all of the non-users was nominal. It was interesting to note, though, that the perception of 2/3 of the respondents was nominal; apparently, residents don't really "see" the building but are generally aware of it.

A 10-point scale was used to rate the attractiveness of the building. 0 through 3 indicated poor appearance, 4 through 7 connoted fair appearance, and 8 through 10 was interpreted as good appearance. About half of the respondents rated the building and grounds as fair in appearance, with the majority of the remaining respondents indicating a good appearance. Interestingly, nonusers of the facility rated it the highest, while frequent users who have had many opportunities to observe the facility rated it lower overall.

Historic evaluation was achieved by simply asking the respondents whether or not they felt the building was historic or a landmark. Historic was not defined, and no arguments or qualifications were given. The purpose of the question was simply to determine "gut" reactions of the public based on no information other than what the respondents already possessed. Over half thought the building was historic, with the sentiment running most strongly among infrequent users and non-users.

With respect to potential removal of the building, viewpoints were solicited without informing the respondent of the projected cost to bring the building up to code. Therefore, the "save at all costs" responses are not valid in a real sense, since undoubtedly the thinking of some of the respondents would have been changed if rehabilitation costs had been known. Still, responses toward the possibility of the building's removal reflected a nostalgic sentiment about the building as a symbol of old Sebastopol or the character of the community which, if it were possible not to lose it, should be saved.

Response to all questions evidences a much clearer perception on the part of frequent users of the library of what the library really is both as a building and in relationship to the community of Sebastopol. Infrequent users and non-users, on the other hand, tended to react rather than to give a studied response to the questions, and a higher degree of emotion was evident.

Contacts with residents with identified interests in historic preservation also indicated generally a feeling of attachment for the old building and of regret that it might be lost. At the same time, these people were well informed as to historic preservation criteria, feasibility requirements for historic preservation, and the costs of bringing the building up to structural safety standards. On the basis of this additional knowledge and information, a preponderance of responses indicated acceptance of removal of the building in the absence of a feasible alternative for restoring it.

Of all persons questioned, only one respondent was of the opinion that the building is significant as a landmark - as being unique and worthwhile and important - regardless of whether it had historical significance. Seven other respondents - less than 20% of the edited sample - indicated directly or indirectly that, because (they felt) the building was historical, therefore it automatically was also a landmark that added significantly to the character of the community, and therefore it should not be removed. We were not able to determine from these respondents whether or not it would still be considered a landmark if it could not be designated as historic.

All of the above points to mixed feelings on the part of Sebastopol residents and indicates that the more informed segment of the population views the building as "nice and appropriate", understands the problems - particularly feasibility - confront-

ing the building, and regretfully accepts letting go of the building. No strong sentiment that "the library has become a community landmark" was encountered.

CONCLUSION

The building is a building that fits well into the community of Sebastopol. It is reflective of the small town atmosphere sought to be retained by the citizens. It lacks both the architectural distinctiveness or background of historic events or people required for designation as an historic structure on a regional or national level, although undoubtedly it and its use are part of Sebastopol's history. While the building is a part of Sebastopol's downtown district, so much change has taken place within that district that the building can no longer contribute as an essential part of a harmonious, coordinated "fabric" of design in the area. Citizens have mixed emotions about it, both from an historical and design perspective, with some favoring removal and others favoring retention if possible - or at all costs.

It is very difficult to get a handle on the building by which it can be definitively judged. We are having to rely on the absence rather than the presence of facts. Since we have not been able to substantiate historic significance on the basis of facts or even opinion, the disposition of the building must be decided as a matter of policy, which leaves the door open for removal of the building in the absence of any compelling new evidence or action that would legally commit the building to preservation.

In light of the possibility that the building will be removed, certain mitigation measures could be incorporated into the design of a new library facility which would serve to preserve many values of the old building perceived by citizens in Sebastopol. That is to say, the removal of the old library should not create a void, but that void should be filled with a new structure that reflects the desirable aspects of the district

in which it is located and, to the maximum degree possible, the "character of Sebastopol". Based on responses from citizens and discussion with the architect, Larry Simons, who has been selected to design the new facility, the following often vague guidelines are presented as advisory only to the architect and to any committee or group of citizens who would be in a position to review and accept building designs.

The building should not be a concrete and glass "monstrosity" that, although it might be well-designed and an attractive building by itself, would not fit into the low key and intimate design scale of Sebastopol.

The design of the structure should retain the "small town appearance of the area"; it should not be imposing, flashy, or overbearing.

The magnolia tree should be preserved, and landscaping along the west and north boundaries of the site should be retained if possible as a screening buffer between the new facility and adjoining residential areas and the City parking lot.

The setback of the building from Bodega Avenue should be retained if possible; any intrusion into the setback area should be carefully studied and reduced to a minimum.

The building should be single story.

The lines of the building should be clean, not jumbled and diffused, and a simple palette of building materials, colors, and textures should be used. The fewer, the better.

The building should be identifiable as a public building but should still retain an informal and homey appearance. Attention to human scale and pedestrian relationships will further this objective.

Space should be provided in the building as a repository for properly cataloged historical documents.

Consideration should be given to the salvage and stockpiling of bricks and other reusable materials from the old building for incorporation into either the new facility or for landscaping on the site or nearby areas.

APPENDIX I

HISTORIC EVALUATION CRITERIA

The National Trust for Historic Preservation is the entity officially designated by the U. S. Government to establish criteria for evaluating historic sites and buildings and for determination of what historic sites and buildings should be placed on the National Register of Historic Places. Their Committee on Standards and Surveys has adopted the following criteria for evaluation:

"The structure or area should have outstanding historical and cultural significance in the nation or in the state, region, or community in which it exists. Such significance is found in:

"Historic structures or sites in which the broad cultural, political, economic, or social history of the nation, state, or community is best exemplified, and from which the visitor may grasp in three dimensional form one of the larger patterns of the American heritage.

"Structures or areas that are identified with the lives of historic personages or with important events in the main currents of national, state, or local history.

"Structures or areas that embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his age. Mere antiquity is not sufficient basis for selection of a structure for permanent preservation, but it can be a factor if other more significant examples have disappeared or if the building forms part of an especially characteristic section of a given com-

munity. Smaller structures, such as the first square log cabins or the sod houses of the pioneers, may be as important relatively as the mansions of the past."

A checklist for assessment of historic preservation potential prepared by the National Trust includes not only historical criteria but directs itself to potential use, operation, and financial feasibility as well:

Historical and Cultural Significance:

1. Broad historical values
2. Identification with historic personages
3. Identification with historic events
4. Architectural or landscape values

Suitability:

1. Extent of surviving original material
2. Adequacy of property boundaries
3. Accessibility and freedom from encroachments
4. Fire/police protection and utilities
5. Adaptability to functional use

Educational Values:

1. Capacity for public use and enjoyment
2. Place in other preservation programs
3. Cooperation with other agencies

Cost:

1. Financing of restoration or reconstruction
2. Financing of maintenance and interpretation

Administrative Responsibility of Sponsoring Group

1. Legal authority
2. Organizational soundness
3. Adequacy of financing
4. Trustee, committee, and staff competence

Preference for restoration and preservation is given to structures where there is a preponderance of original material. Other physical considerations such as nonencroachment by adjacent uses, accessibility, availability of utilities, and adaptability to functional use are considered equally important. Since all historic structures cannot support themselves as museums regularly open to the public, often it is necessary to consider other possible uses. Qualifications of the sponsoring group as to legal authority, organizational soundness, management capability, and adequacy of financing are critical in establishing priorities for designation and funding.

In California, the landmarks program is monitored by the California Historical Landmarks Advisory Committee, which functions as a screening body in recommending applications for California Landmark registration to the Department of Parks and Recreation. The Committee requires that sites and features be significant in the history of the state within one of a number of categories: anthropological, cultural (including social, education, and art), military (significant military action), political, architectural, economic, scientific, technical, religious, and experimental. The site must be the first, last, only, or most significant of a type in a region in order to qualify. The individual associated with the site must have had a profound influence on the history of California, and the primary emphasis on preservation must be on the site or sites where achievements by the historically significant individual actually took place.

Architectural landmarks may be considered significant if they are prototypes of or if they are outstanding examples of a period, style, architectural movement, or method of construction, and have not been extensively remodeled. Architectural landmarks achieving recognition within the last 50 years will be considered only if they possess exceptional design merit

of transcendent significance. Applications for preservation within well-preserved and defined historic districts composed of landmarks from the same era or period are given additional consideration. Other practical considerations such as access, maintenance, and management are also important.

Criteria for establishing priorities for funding relate directly to the quality of the historic site and to the way in which the Historic Preservation Act of 1966 assigns funds to the following uses: historic preservation plans and surveys (priority No. 1); grants to the National Trust for Historic Preservation (priority No. 2); and acquisition and development projects (priority No. 3). Acquisition and development projects to be assisted with these funds are assigned the following ratings according to Federal criteria:

- a) Properties eligible for designation as National Historic Landmarks that are in clear and present danger of destruction or serious impairment.
- b) Any other properties on the National Register of Historic Places located in urban areas in clear and present danger of destruction or serious impairment, whose loss would have serious adverse effect on the environment in which they are located.
- c) Any other properties on the National Register of Historic places in clear and present danger of destruction or serious impairment whose loss would have a serious adverse effect on the community or rural environment in which they are located.

The State of California has established additional requirements to be used in conjunction with Federal priorities in selecting projects to receive financial assistance:

- a) The interpretative prospectus: an interpretative outline

is essential for determining which features of the site will be presented to the public and how the presentation will be made.

- b) The historical significance of the project must be documented relative to the State's historic preservation needs.
- c) The scope of the project - that is to say, whether it is part of a comprehensive long range program or an isolated, individual project.
- d) Availability for public use: the greater the potential for public use, the higher will be the priority.
- e) The demonstrated stewardship or other evidence of management capability by the responsible agency.

Assuming that basic historical criteria can be met, a site can be considered for entry on the National Register or designation as a California Landmark. All other relevant criteria would have to be met in order to obtain State or Federal financial assistance for historic preservation.

The degree to which significance may exist in evaluating a potentially historic site is in the final analysis a matter of opinion. However, evaluation can be facilitated by relating the individual and his activities to other people of established historical significance and to events or occurrences that are clearly chronicled in recorded history.

Relative significance can be further defined by review and assessment of other historic or potentially historic sites in the area to determine whether the site under consideration possesses attributes superior or inferior to others. In the event that there are no other historic sites for comparative purposes, significance as an "only surviving example" could be established.

Finally, the sum of the parts must be considered in making an assessment. That is to say, while neither an individual nor the events he participated in during his lifetime nor the home he lived in could be deemed of historic significance if considered separately, the combination of personality, events, and architecture - and the environmental setting (historic district) - could result in a total historical impact that does have significance.

JOHN E. BROWN & ASSOCIATES INC.
ARCHITECTS — ENGINEERS

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December 11, 1974

RECEIVED
DEC 14 1974
CITY OF SEBASTOPOLE

Mr. Melvin K. Davis, City Manager
City of Sebastopol
Sebastopol, California 95472

Subject: Structural Evaluation of Carnegie Library,
Sebastopol, California

Dear Mr. Davis:

In response to your letter of November 22, 1974, our office inspected the subject building on December 5, 1974. The inspection was performed by Mr. John E. Brown, Structural Engineer, and Mr. Samuel S. Wertz, Quality Control Consultant. We were assisted by Miss Linda Phillips, Librarian. The purpose of the inspection was the following:

1. To determine whether the building was structurally sound;
2. If not, to determine methods by which a reasonable level of structural safety can be achieved;
3. To estimate the cost of such proposed strengthening;
4. To estimate the effect of such strengthening on the functioning of the building.

The Carnegie Library was built in 1916 according to drawings prepared by Brainerd Jones, Architect, of Petaluma, California. The library system has a copy of the eight sheets of drawings prepared for the building and filed, according to the stamp on the drawings, on August 30, 1916. The original drawings show a partial basement and the main floor; in recent years the basement was expanded so that now it is almost as large as the main floor above. The exterior dimensions of the building are 56' x 32'. Ceiling height in the basement is 9'4"; ceiling height of the main floor is 13'0". The walls of the building are made of unreinforced brick, 13" thick at the main floor and 17" thick in the basement. The brick rests on concrete foundations, which, according to the evidence of the drawings, is not reinforced in any manner. The framing of the floor consists of 2" x 12" joists at 16" on center. We do not know whether the sheathing over the joists is straight sheathing or diagonal sheathing.

Appendix 2

JOHN E. BROWN, F. ASCE, CIVIL & STRUCTURAL ENGINEER
SAMUEL S. WERTZ, F. ASCE, QUALITY CONTROL CONSULTANT

HECTOR V. TATE, A.I.A., ARCHITECT
SAMUEL S. WERTZ, QUALITY CONTROL CONSULTANT

CONCLUSIONS AND RECOMMENDATIONS:

- A. Specifically I don't believe there is any dominant architectural style in the area being discussed or in the immediate surrounding area, that is sufficiently strong to recommend limiting architectural styles for congruity.
- B. The "Character" as described above seems to be based on variety and imagination and cannot be furthered or even ensured by legislation or the imposition of restrictions that preempt design freedoms.
- C. Since all of the downtown area seems to fall quite naturally within the framework of this discussion, not just the specific property in question, it would seem logical to include a larger area to be encompassed in my recommendations. This argument is reenforced by the knowledge that much of the downtown area will be rebuilt or remodeled in the near future.
- D. My recommendations therefore are as follows:
 - 1. Allow good design, in whatever style seems compatible with the area and congruent with the "Sebastopol Character", be acceptable. A good design should stand on its own merits and in being so, will re-enforce its surroundings.
 - 2. Establish a Design Review District encompassing the total downtown area (an area established after study). A clear, strong ordinance should back this District detailing what design review means.
 - 3. Include with any zoning in the downtown (or with existing zoning) a policy statement dealing with design concerns.
 - 4. Secure the means to subjectively review architectural design and planning by persons or agencies qualified to do so. (Design Review Board, volunteer persons, etc.)
 - 5. Seek strong citizen input as to the character and quality of development that should be expected for the City.
 - 6. Last, reexamine existing zoning for the areas involved for compatibility with the concerns of the City.

OTHER SOURCES CONSULTED

Sebastopol Area Citizens

Barone, Jeff
Carlson, C. A. "Clint"
Cash, Mrs.
Dennis, Martha
Fore, Jack
Hill, Ervin J., "Pete"
Hughes, John, Architect
Lee, Mrs.
Lipton, Shirley
Trigiero, Ed
Underwood, Pamela

City/County Officials

Davis, Mel, Sebastopol City Manager
Sabray, David, Sonoma County Library Director
Simons, Larry, Architect
Tentkowski, Eugene, Building Inspector

Bibliography

1. Bobinski, George S., Carnegie Libraries, American Library Association, Chicago, 1969.
2. Committee on Standards and Surveys, "Criteria for Evaluating Historic Sites and Buildings," National Trust for Historic Preservation, Washington, D. C.
3. Frisbee, John L., "The Architectural Survey - Part II", National Trust for Historic Preservation, San Francisco.
4. U. S. Congress, "PL 89-665: National Historic Preservation Act", October 15, 1966.